

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 01/13/04

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Map Tract 7440 – Pulte Homes Corporation, (Subdivider) - Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7440.

DISCUSSION:

The subject final tract map is for the second phase of Grand Terrace and consists of 74 condominium units. The triangular site is bounded by the BART and Western Pacific railroad tracks to the east, Jackson Street to the south and a row of homes and business fronting onto Sutro Street along the west. The tentative map and use permit were approved by the City Council in June 2003. A final map for a condominium project only has one parcel, which includes the buildings, private roadways and driveways, and common areas. The individual units within each building are described within the Conditions, Covenants and Restrictions (CC&R's.)

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer is responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$406,295.00 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script, appearing to read "Andrew S. Gaber", written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

Recommended by:

A handwritten signature in cursive script, appearing to read "Sylvia Ehrenthal", written over a horizontal line.

Sylvia Ehrenthal
Director of Community and Economic Development

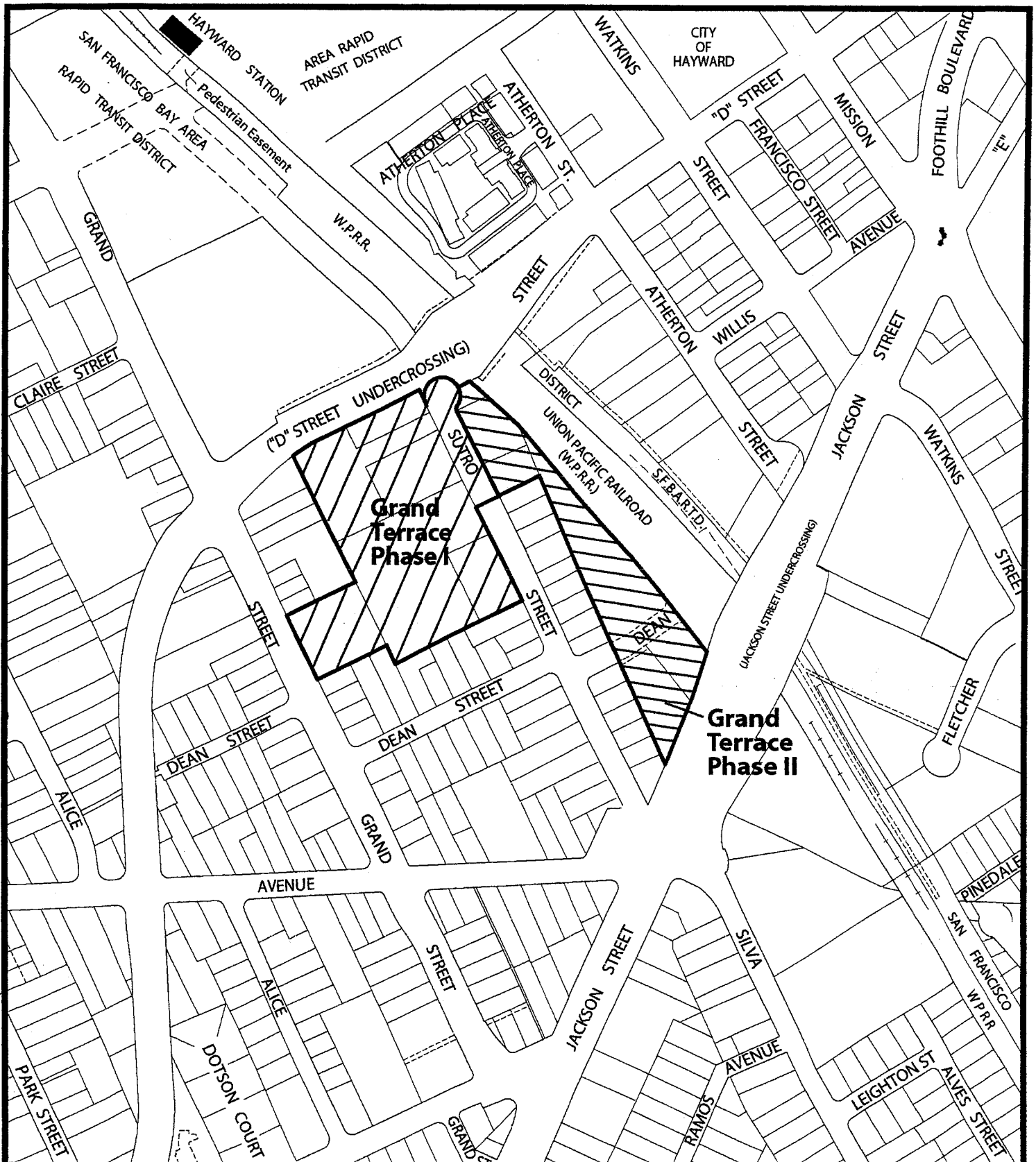
Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Area Map
 Draft Resolution

1/6/04

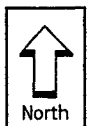


Area & Zoning Map

PL-2003-0114/TTM 7440

Address: Easterly end of Dean Street

Applicant: Pulte Homes



DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 03-_____

Introduced by Council Member _____

me
1/1/03

RESOLUTION APPROVING FINAL MAP FOR TRACT 7440
AND AUTHORIZING THE CITY MANAGER TO EXECUTE
A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7440 which is for the second phase of Grand Terrace and consists of 74 condominium units, bounded by the BART and Western Pacific railroad tracks to the east, Jackson Street to the South and a row of homes and business fronting onto Sutro Street along the west; and

WHEREAS, the final map has been reviewed by the City Engineer and has been found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7440 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7440.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7440 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA January 20, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward